



**Dec 01, 2023**

*James W. Campbell*

Landlord and Tenant Board

**Order under Subsection 87(1)  
Residential Tenancies Act, 2006**

**Citation:** Rehman v Tew, 2023 ONLTB 78003

**Date:** 2023-12-01

**File Number:** LTB-L-040289-23

**In the matter of:** 154 MOONSTONE CRES  
CHATHAM ON N7M0S1

**Between:** Hibbat Rehman Landlord

**And**

Terrance Tew and Joshua Brunskill Tenant

Hibbat Rehman (the 'Landlord') applied for an order requiring Terrance Tew and Joshua Brunskill (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on October 10, 2023.

Only the Landlord's Representative Audrey Skinner attended the hearing.

As of **3:14 pm**, the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

**Determinations:**

1. The Tenant did not pay the total rent they were required to pay for the period from April 1, 2023 to September 29, 2023.
2. The lawful rent is \$2,295.00. It is due on the 1st day of each month.
3. The Tenant has not made any payments since the application was filed.
4. The tenancy ended on September 29, 2023 as a result of the Tenant moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenant's obligation to pay rent also ended on that date.
5. The rent arrears and daily compensation owing to September 29, 2023 are \$13,663.05
6. The Landlord collected a rent deposit of \$2,295.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy is terminated.
7. Interest on the rent deposit, in the amount of \$71.64 is owing to the Tenant for the period from May 31, 2022 to September 29, 2023.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.



**It is ordered that:**

1. The Tenant shall pay to the Landlord \$11,482.41. This amount includes rent arrears owing up to September 29, 2023 and the cost of the application minus the rent deposit and interest owing.
2. If the Tenant does not pay the Landlord the full amount owing on or before December 12, 2023, the Tenant will start to owe interest. This will be simple interest calculated from December 13, 2023 at 7.00% annually on the balance outstanding.

**December 1, 2023**  
**Date Issued**

*James W. Campbell*  
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James Campbell  
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor  
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.